

**City of Eau Claire  
Plan Commission Minutes  
Meeting of July 17, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Brenholt, Larsen, Pederson, Seymour, Radabaugh, Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Noel, Petrie

The meeting was chaired by Ms. Ebert.

1. **North River Fronts Neighborhood Plan**

Mr. Noel presented the draft of the North River Fronts Neighborhood Plan. He noted the changes to the neighborhood plan from the previous update. The plan is divided into four chapters and identifies issues and recommendations with goals for the neighborhood.

Bob Schraufnagel, Neighborhood Treasurer spoke that the boundaries should be expanded. He noted the handout that was provided to the Commission.

Ann Dohm, 658 Galloway Street is concerned about the boundary changes within the neighborhood and noted that the new apartments in Phoenix Park should be included.

Tami Schraufnagel, 529 Hobart Street, noted the river front and Phoenix Park area should be added to the neighborhood.

Jeremy Gragert, 451 Lincoln Avenue, noted some safety concerns with Galloway and Dewey Streets intersection and thought transit services should be expanded within the neighborhood.

Ms. Mitchell moved to recommend the resolution of the plan. Seconded by Mr. Klinkhammer.

The Commission had a discussion about the neighborhood boundaries and how the proposed neighborhood plan would be affected.

Ms. Mitchell moved to amend that the neighborhood boundaries should be considered in the next update of the comprehensive plan. Mr. Brenholt seconded and the motion carried. (8-1 Mr. Klinkhammer voted nay). The original motion as amended was then approved.

2. **REZONING (Z-1602-17) – I-2 to R-1A, 1302 115<sup>TH</sup> Street**

Mr. Tufte presented a request to rezone property at 1302 115<sup>th</sup> Street from I-2 to R-1A. The property owner would like to build a single family home. There is no sewer or water available to the site. This request is consistent with the comprehensive plan.

Applicant, Terry Moulton, 980 118th Street, Chippewa Falls, spoke in support of the rezoning.

Mr. Klinkhammer moved to recommend approval of the rezoning. Seconded by Mr. Radabaugh and the motion carried.

3. **REZONING (Z-1603-17) – TR-1A to C-3P, Highway 93 & Lorch Avenue**  
**SITE PLAN (SP-1716) – Mills Fleet Farm**

Mr. Radabaugh lefted his seat.

Mr. Tufte presented a request to rezone property located on the southeast corner of I-94 and Highway 93 from TR-1A to C-3P and to adopt the general development plan with a site plan for Mills Fleet Farm. The proposed development is to vacate a portion of Old Town Hall Road west of the site and to dedicate right-of-way for a new alignment of this roadway to the east. The site plan shows a 218,628 square foot Mills Fleet Farm with a 4,905 square foot convenience store/car wash on Lot 2 of the project.

The site plan shows three access drives to the main building from Old Town Hall Road. The landscape plan shows trees along portions of Old Town Hall Road. The traffic control islands within the main building parking lot are required to be landscape as per the Landscape Manual standards. The signs for the project must comply with the standards for the C-3P district and will be reviewed with permits.

Disa Wahlstrand with Ayres Associates spoke in support of the project.

Judith Gray, 5115 Shellamie Road, asked about the intersection of Lorch Avenue and Friedeck Road and also about the bike trail along Highway 93.

Mr. Genskow noted some preliminary discussion of the traffic impact for the intersection and noted the intersection will control both the cars and bikes.

Jeremy Gragert, 451 Lincoln Avenue, spoke about the concern of bike trails, sidewalks and transit to this new development.

Mr. Klinkhammer moved to recommend approval of the rezoning and the site plan with the conditions noted in the report. Mr. Granlund seconded and the motion carried.

4. **REZONING (Z-1604-17) – C-2P to R-3P, Stonewood Drive**  
**COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-1-17) – Assisted Living and Memory Care**  
Mr. Radabaugh returned to his seat.

Mr. Tufte presented a request to rezone property located on the north side of Stonewood Drive, east of Mill Run Road from C-2P to R-3P and to allow exceptions for the CBRF. The proposed development is a general development plan with parking off of Stonewood Drive. The proposed building is a single story Community Based Residential Facility (CBRF) with 40 beds for assisted living and 20 beds for memory care. Wisconsin statutes allow CBRF's within a community if they have 16 units or smaller within a multi-family area and if they are not within 2,500' of an existing CBRF and with special zoning permission as an exception. Staff did receive a letter in opposition which is attached to the packet. Final site plan will require approval by the Commission at a later date.

Tim Rinn with Consolidated Construction Company noted the land use of the project fits within the neighborhood and within the short cul-de-sac.

Alana Stroinski, 4110 John Hart Place, asked about the residence living at this facility.

Jason Lindemann, 4034 Stone Drive, Oshkosh, owner and operator of the facility, stated residences living in the facility have dementia; temporary respite care and other illnesses.

Tim Santine, 4023 Mill Run Road, asked about the run-off issues and drainage issues.

Mr. Genskow spoke about the phase development of the entire area and the long range plan along Highway 312. This development will need to meet all the drainage requirements.

Joe Miller with Investment Realty spoke in support of the development. The parcels have been vacant for many years.

Daniel Pekol, 3355 Mayo Street, is building two 20-unit CBRF's to the south and wrote an opposition letter prior to the meeting. He noted that this is too many CBRF's within one neighborhood.

Mr. Klinkhammer moved to recommend approval of the rezoning with the general development plan and to approve the exceptions for the CBRF's with staff recommendations. Seconded by Mr. Brenholt and the motion carried. (8-1, Ms. Ebert voted nay).

5. **CONDITIONAL USE PERMIT (CZ-1707) – Detached Garage, 4810 Rivercrest Drive**

Mr. Tufte presented a request to approve a conditional use permit for a detached garage located at 4810 Rivercrest Drive. The proposed garage is 48' x 36' in size and 22' in height. Accessory use standards allow a detached garage up to 1,000 square foot and 18' in height. The proposed garage is located within a front yard area that was established for the lots within this area to keep the homes in line with each other since it assumes the homes would be built to the back of the lot to enjoy the view of the river. A variance will need to be obtained from the Board of Appeals.

Applicant, Thomas Kewan, 4810 Rivercrest Drive spoke in support of the project.

Ms. Mitchell moved to approve the conditional use permit with staff recommendation. Seconded by Mr. Pederson and the motion carried.

6. **CONDITIONAL USE PERMIT (CZ-1708) – Day Care Center, 836 Richard Drive**

Mr. Tufte presented a request to approve a conditional use permit for a day care facility in a C-3H zoning district located at 836 Richard Drive. The project involves remodeling of an existing office on the property and replacing it with the day care. The facility will have a maximum of 99 children, ages 4 weeks to 13 years with a maximum of 20 staff members. The hours of operation are Monday through Friday 4:45 AM to midnight. Day care facilities are reviewed as a conditional use permit to judge compatibility to surrounding uses and provisions 18.35.040 and 18.35.050 I. of the zoning code.

Mr. Klinkhammer asked about what happens to traffic during peak hours because it is only a single driveway in and out of the site.

Applicant, Jessica Schoettle, 819 S Hillcrest Parkway, Altoona, noted that peak staff is 12 during the day which should provide enough parking spaces for the parents for drop off and pick up.

Mr. Brenholt moved to approve the conditional use permit with staff conditions. Seconded by Ms. Mitchell and the motion carried.

7. **CONDITIONAL USE PERMIT (CZ-1709) – Projecting Signs, 503 Galloway Street**

Mr. Petrie presented a request to approve a conditional use permit for two projecting signs where the height would exceed the height of the second-story windowsill of the building located at 503 Galloway Street. Overall size of each sign is approximately 6 square feet. The sign code allows projecting signs only downtown and along Water Street, due to the pedestrian nature of the two areas.

Applicant, Blayne Midthun, 1372 McKinley Road spoke in support of the signs.

Mr. Larsen moved to approve the conditional use permit. Seconded by Mr. Seymour and the motion carried. (8-1, Mr. Pederson voted nay).

8. **SITE PLAN (SP-1715) – 8-unit Apartment, 2421 Sessions Street**

Mr. Tufte presented a request to approve a site plan for an 8-unit apartment located at 2421 Sessions Street. The site plan shows the 8-plex having access to a driveway on Sessions Street with an eight-car detached garage. The required number of parking spaces is 8 stalls. The site plan shows a mixture of foundation plantings along with street trees. Sidewalks are connected along Sessions Street and to the driveway.

Matt Appeal, with AEC was in attendance for the project.

Mr. Klinkhammer moved to approve the site plan with the staff recommendations. Seconded by Mr. Radabaugh and the motion carried.

9. **SITE PLAN (SP-8710 Amd) – Baymont Inn & Suites, 4075 Commonwealth Avenue**

Mr. Tufte presented a request to approve a site plan for a 40-stall parking lot addition at the northeast side of the hotel. There are 93 stalls currently on site. At 133 stalls total, this request exceeds the maximum allowed for the use. The applicant plans to subdivide the parcel for a future commercial pad site, located on existing parking at the southwest corner of the property. The Commission needs to determine if this request should be approved despite no formal plans submitted for the future pad site.

Applicant, Dean Larsen with Acquisition Realty & Development spoke in support of the project and explaining why he wants the new lot created.

Mr. Klinkhammer moved to approve the site plan with the original site plan conditions. Seconded by Mr. Pederson.

Ms. Mitchell moved to amend with staff recommendations. Seconded by Mr. Pederson, Mr. Klinkhammer accepted as a friendly amendment and motion carried.

10. **DISCUSSION/DIRECTION**

A. Code Compliance Items

Ms. Ebert noted 1022 Eddy Street, tall grass and trash at the property.

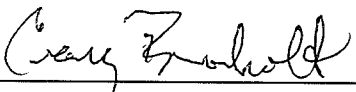
B. Future Agenda Items

Ms. Mitchell noted the parking requirements for big box stores should be looked at in the future.

- C. Additions or Corrections to Minutes  
None.

11. **MINUTES**

The minutes of the meeting of June 19, 2017 were approved.

  
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Craig Brenholt, Secretary